

DEVELOPMENT SERVICES DEPARTMENT

QUATERLY PROJECT STATUS REPORT

August 4, 2016

CITY PROJECTS:

Lemon Grove Avenue Realignment Project

General Location: west of Lemon Grove Avenue, between State Route 94 and North Avenue

This capital improvements project will realign Lemon Grove Avenue from the SR-94 eastbound exit ramp to North Avenue. The project consists of grading, roadway modifications to the off-ramp, installation of curb, gutter, sidewalks and driveways, new street lighting, new traffic signals, traffic signing and striping, landscape and irrigation, railroad signaling and grade crossing improvements, railroad overhead contact system modifications, and pavement restoration.

Status: On June 21, 2016 City Council approved a resolution awarding Contract No. 2016-16 (Lemon Grove Realignment Project) to West Coast General Corporation for the construction of the project.

Connect Main Street Project

General Location: west of the San Diego Orange Line and along Main Street, between Broadway and Massachusetts Avenue then east of the residences along San Altos Place

The project is an approximate two-mile-long corridor adjacent to the Orange Line of the MTS trolley system that runs from Broadway to the south end of the City and includes walking and biking paths and park-related activity areas. On August 4, 2015, the City Council accepted the proposed project concept and directed staff to prepare a general plan amendment to incorporate the concept into the General Plan. Based on conflicts with SDG&E facilities and Union Pacific property, KTU+A (designer and project manager under contract) developed an alternative design within the segment between Massachusetts Avenue and San Pasqual Street, which was accepted by City Council with one modification on July 19, 2016. An alternative short term design between Broadway and Central Avenue is also underway.

Status: Staff is preparing a general plan amendment for City Council's consideration in late fall 2016 to add a special treatment area describing the accepted vision and goals and direction for future development of the corridor into the General Plan. The final deliverables will be a part of the presentation.

COMMERCIAL PROJECTS:

Drive-Through Starbucks; PDP87-06M9

Location: 3520 Massachusetts Avenue; west side of Massachusetts Avenue, between Broadway and State Route 94 south of the In-N-Out Burger

Zone: General Commercial

Project Area: 17,344 square feet

This is a new drive-through Starbucks project that was approved in 2012 in the existing Lemon Grove Plaza shopping center. The area of the new building is 6,000 square feet.

Status: A grading permit was approved the week of July 18, 2016 and grading activities have started. Building permits are issued.

RESIDENTIAL PROJECTS:

Celsius; TM0060/PDP14-0002

Location: 100 Citronica Lane; south side of North Avenue, between Olive Street and Lemon Grove Avenue

Zone: Transit Mixed-Use

Project Area: 49,650 square feet

This project was approved in 2014. It authorizes construction of 84 market-rate condominium units in two separate four story buildings. The development includes 45 one-bedroom units, 36 two-bedroom units, and three three-bedroom units. Common open space is provided by a 2,200 square foot rooftop park, and a 650 square foot fitness room. Each unit has a private balcony with an average area of 60 square feet.

Status: This project is under construction. The southern building is completely framed and the concrete sub-floors are being installed. After the subfloors have been poured, the next phase will be construction of the roof. The northern building is framed up to the third floor.

Valencia; GPA05-003/TM0049/PDP05-001

Location: 1350 San Altos Place; southern terminus of San Alto Place

Zone: Residential Low/Medium

Project Area: 695,653 square feet (~16 acres)

This project was approved in 2006 for the construction of 73 single-family homes and a private park in a common-interest subdivision. The project site is located along the southern border of the City, adjacent to the Encanto neighborhood of San Diego. The proposed one and two-story homes have three-bedrooms and range in size from 1,497 to 2,357 square feet, exclusive of attached two-car garages. Each lot has a private rear yard and the average area of useable private opens space is 1,836 square feet per lot.

Status: These homes have been constructed and the building permits have received final approval. Certificates of occupancy have been granted. The only remaining requirements are for some minor public improvements and the developer to submit as-built construction plans to the City and then the security bond will be released.

Vernon Ranch; TM0052/PDP06-005

Location: 7012 & 7024 Mt. Vernon Street; north side of Mt. Vernon Street, between 69th Street and Massachusetts Avenue

Zone: Residential Low/Medium

Project Area: 67,415 square feet (1.55 acres)

This project was approved in 2007 for the construction of nine single-family homes on a private cul-de-sac street in a common-interest subdivision. The houses range in size from 1,609 to 1,895 square feet, exclusive of attached garages. Two of the homes are three bedroom, two bathroom homes, while the other seven homes include four bedrooms and two and one-half bathrooms. The development provides between 1,588 square feet and 3,638 square feet per house in private usable open space.

Status: These homes have been constructed and the building permits have received final approval. Certificates of occupancy have been granted. The only remaining requirements are for some minor public improvements and for the developer to submit as-built construction plans to the City and then the security bond will be released.

Vista Azul; TM0-000-0062/PDP-150-0003/GPA15-0003/ZA15-0004

Location: southwest corner of Palm Street and Camino De Las Palmas

Zone: Existing-Residential Low and Low/Medium; Proposed-Residential Medium

Project Area: 89,887 square feet (2.06 acres)

This project includes a general plan amendment and zone reclassification request, originally proposed 22 units in a common-interest residential development. The lot is currently vacant. The proposal included a private street, a common visitor parking area, a private park, and common area landscaping improvements. The unit mix included six detached two and three-story homes, as well as eight attached three-story twin-homes (duplex structures).

The project was presented to City Council on April 19, 2016, at which time City Council took no action on the proposal and directed the applicant to make design revisions. City Council concerns included:

- Increased residential density
- Limited area of active useable open space and rear yards
- Availability of off-street parking

Revised project plans were received on July 18, 2016 and are under review. The revised plans indicate 20 homes with two active-use private parks and private fenced yards for each unit. Moreover, the unit mix has now changed to include 14 detached single-family homes around the project perimeter, with three twin-homes clustered near the center of the project site. All proposed homes have three bedrooms and two and one-half or three bathrooms. The detached two and three-story single-family homes range in size from 1,836 square feet to 2,079 square feet exclusive of two-car attached garages. The proposed three-story twin-homes range in size from 1,906 square feet to 1,925 square feet. The detached homes each have a private rear/side yards ranging from approximately 425 square feet to 750 square feet. The proposed twin-homes each have private rear/side yards ranging from approximately 125 square feet to 450 square feet. All of the proposed units include private ground-floor patios, and all of the three-story units include private outdoor decks on the second or second and third floors.

Where the previous plan provided a playground at the northeast corner of the project site, the new plan proposes a 4,819 square foot park with turf surrounded by a pedestrian path and landscaping. There is an new additional 3,256 square foot playground park proposed adjacent to the Palm Street cul-de-sac. The new project includes additional parking in the driveways for seven of the proposed homes.

Status: Staff is currently reviewing the revisions and will work with the applicant to bring the revised project back to City Council on an upcoming agenda.

Mallard Court Homes; TM0-000-0061/PDP-150-0002

Location: 6800 Mallard Street; west of 69th Street and north of Mallard Street

Zone: Residential Low/Medium

Project Area: 69,260 square feet (1.59 acres)

This project includes 12 new two-story single-family residences, common open space, pedestrian paths, all-ages play equipment, landscaping, and related site improvements. There are two floor plans. Floor Plan 1 provides 1,430 square feet of living area, including three bedrooms and two and one-half bathrooms, and a 479 square foot two-car garage/laundry area. Floor Plan 2 provides 1,619 square feet of living area with either three bedrooms plus a loft area or four bedrooms and two and one-half bathrooms, and a 446 square foot two-car garage/laundry area. Moreover, each house includes a private rear/side yard ranging from 759 to 2,248 square feet.

Open space at the project includes a 15,254 square foot common lot with bioretention basins surrounded by pedestrian paths with benches and lighting. The lot is currently vacant.

Status: The project was approved by City Council on April 19, 2016. The applicant is currently preparing the final map document and associated grading, drainage, and improvement plans.

Shirley Lane; TM0-000-0059/PDP-140-0001

Location: 2011 Shirley Lane; northern terminus of Shirley Lane – north of Madera Street and west of Massachusetts Avenue

Zone: Residential Low/Medium

Project Area: 76,414 square feet (1.75 acres)

This project proposes six new single-family homes. The proposed homes would front on a private street. The proposed common lot has an area of 24,909 square feet, including a private street and a slope with decorative landscaping.

Only one floor plan is proposed. The two-story homes would each include 1,956 square feet of habitable space and attached two-car garages. Each home would have three bedrooms and two and one-half bathrooms. Each home would include a private rear/side yard ranging from 1,508 to 1,938 square feet.

One home exists on the lot.

Status: Staff is currently awaiting a response from the applicant with revised project plans. Staff has been working with the applicant to resolve design issues, including:

- *Private street design and improvements*
- *Intersection improvements at Madera Street and Shirley Lane*
- *Undergrounding of overhead utility lines*
- *Lot configuration and project density*

Hung Tran Subdivision; TM0054/PDP06-010

Location: 6997 San Miguel Avenue; south side of San Miguel Avenue, between Mercury Drive and 69th Street

Zone: Residential Low/Medium

Project Area: 44,635 square feet (1.02 acres)

This project was approved in 2008 for the construction of six new two-story single-family homes located on a private cul-de-sac street in a common-interest subdivision. There are two floor plans. One floor plan is a four bedroom, three and one-half bathroom house with 2,688 square feet including an attached garage. The other floor plan is a four bedroom, three and one-half bedroom house with 2,189 square feet, including an attached garage. Each of the six homes includes a private rear/side yard ranging in area from 1,747 to 3,553 square feet.

One home exists on the lot.

Status: The project is now subject to the requirements of the new storm water BMP Design Manual. As such, changes were required to grading and drainage plans. The grading plans were reviewed and corrections were provided. These changes have also delayed recordation of the final map for the project.

Queen Court; TM0-000-0063/PDP-160-0001

Location: 1993 Dain Drive; south of Ildica Street and west of Dain Drive

Zone: Residential Low/Medium

Project Area: 159,731 square feet (3.67 acres)

This project proposes 13 new single-family homes in a common-interest residential development on a lot currently developed with a single-family home, a guest house, and residential accessory structures. The project includes two common lots for a private street and a private park. The proposal also includes the improvement of a small public park on City-owned right of way, located just north of the project site and on the south side of Ildica Street.

There are two proposed floor plans, each is for a two-story house with four bedrooms and an attached garage. One floor plan provides three and one-half bathrooms and 2,755 square feet of habitable space exclusive of the garage. The other plan provides four bathrooms and 2,583 square feet of habitable space exclusive of the garage.

Status: Staff is currently awaiting a response from the applicant to include additional application materials and revised project plans. The project has been deemed incomplete and staff is currently working with the applicant's representative to obtain required project information to resolve design issues, including but not limited to:

- *Private street design and improvements*
- *Private park design and improvements*
- *Lot configuration and private yard requirements*
- *Designating the extent of HOA-maintained areas*

- *Providing additional architectural variation*

Cascio Court; TM0047/PDP04-002/VA06-001

Location: 8137 Cascio Court; south side of Cascio Court, south of State Route 94 and north of Lemon Grove Way

Zone: Residential Medium/High

Project Area: 31,799 square feet (0.73 acres)

This project was approved in 2009. It consists of the construction of a 12-unit condominium project located on a vacant site in a common-interest subdivision. The variance approved reduced setback and open space requirements for the project.

The approved condominiums are each two bedroom, two and one-half bathroom units with attached two-car garages. The project provides 4,100 square feet of useable open space, including a 1,500 square foot landscaped common area on the roof of a carport, and an additional 1,600 square feet of private open space consisting of private ground floor patios for the condominiums.

Status: The final map has been recorded and a grading permit was issued. Building plans were submitted and corrections were provided.

Golden Avenue Row Homes; TM0055M/PDP06-013M

Location: 8150 Golden Avenue; northwest corner of Golden Avenue and Washington Street

Zone: Residential Medium/High

Project Area: 32,670 square feet (0.75 acres)

This project was originally approved in 2007, and modifications were approved by City Council in 2014. The project authorizes the construction of 22 market-rate condominiums and a private park on an undeveloped 0.75 acre project site in a common-interest subdivision.

The condominiums are attached, two-story, three-bedroom, two and one-half bathroom, dwelling units with two-car attached garages. Each unit has 1,834 square feet of habitable space, excluding the garage. 1,300 square feet of useable open space will be provided in a common area improved with a sand tot lot, play equipment, a picnic table, three barbeque grills, and an open grass play area. Moreover, each of the condominiums includes a private balcony on the second floor.

Status: A final map was recorded for the project and a grading permit was issued. Grading work began at the project site but was discontinued in the Spring of 2016 prior to completion. Staff has learned that the developer had problems with financing which stalled the project. The developer has reported that he is working with his financiers to continue implementation of the project.

Grove Lofts; PDP150-0001

General Location: 8465 Broadway; south side of Broadway between Sweetwater Road and Fairway Drive

Zone: Residential Medium/High

Project Area: 22,215 square feet (0.51 acres)

This project was approved in 2015. It authorizes the construction of a 16-unit apartment complex on a vacant half-acre site in the Residential Medium/High Zone. The project was approved with density bonus incentives permitting minor deviations from setback, open space and vehicle parking requirements. The density bonus incentive requires that one of the units in the development be reserved for very low-income households.

The 16 approved units are all studio apartments. Two thousand and sixteen square feet of useable open space is provided within a common gathering area which includes a built-in gas barbeque grill, tables and benches. Additionally, each of the apartment units include a private 75 square foot balcony.

Status: A grading permit was issued for this project and grading activities began but were halted due to the discovery of three abandoned underground storage tanks at the site. Grading has recommenced with issues from the San Diego County Department of Environmental Health (DEH) addressed. Building permit plans are ready to issue.

TELECOMMUNICATION FACILITIES:

Verizon Wireless Telecommunications Facilities; ZC1-600-0004

Location: 3774 Grove Street; west of Grove Street and north of Lemon Grove Way

This project proposes a new Verizon Wireless communications facility to be located in a proposed cupola on an existing office building in the Heavy Commercial Zone. The proposed cupola would be compatible with the roof and the architectural style of the existing building. The project is deemed incomplete pending additional noise analysis of the proposed backup power generator. The project will not require City Council approval.

Status: Staff anticipates approving the project once the noise issues have been resolved with the applicant. Building permits may be obtained once this issue is resolved.

Verizon Wireless Co-location Project; ZC1-600-0005

General Location: 1790 San Altos Place; south side of Massachusetts Avenue, between El Prado Avenue and San Altos Place

This project proposes the co-location of new wireless communication antennas on an existing, freestanding, faux-pine wireless communications tower located at the Massachusetts Avenue Trolley Station's auxiliary parking lot. The proposed project includes 12 new Verizon antenna panels to be mounted on the existing tower and a new equipment shelter. The new antennas will be covered with screening material designed to mimic the branches and needles of a living pine tree and to match the existing antennas. The proposed equipment shelter will match the existing one on-site. The City is unable to require a discretionary review for this co-location project because of the Spectrum Act.

Status: The application was approved with conditions on July 5, 2016 and staff is awaiting the submittal of building permit plans with supporting information.